

## **I. Meeting Called to Order**

- **The October 19, 2015 meeting of the Warren Housing Authority Board of Commissioners was called to Order at 6:00 p.m. at the Warren Housing Authority, 20 Libby Lane, Warren, RI 02885. The meeting was called to Order by Chairman Mansi.**
- **A roll call vote was taken.**

**Chairman Mansi – Present**

**Vice Chairman Ryan– Present**

**Commissioner Rego – Present**

**Commissioner Alfano – Present**

**Commissioner Cotta – Present**

## **II. Executive Session**

- **A motion was made by Commissioner Cotta and Seconded by Commissioner Rego to move the executive session to the end of the meeting because the spare room was not available. The motion passed unanimously, 5-0.**

## **III. Minutes and Transcripts**

- **A motion was made by Commissioner Alfano and seconded by Commissioner Rego to approve of the September 14, 2015 and September 24, 2015 meeting minutes. The motion passed unanimously, 5-0.**

#### **IV. New Business**

- A) A motion was made by Commissioner Alfano and seconded by Commissioner Rego appointing Sandy Speroni, deputy Town Clerk of the Town of Warren, to record the minutes of future Warren Housing Authority meeting. A roll call vote was taken and the motion passed unanimously, 5-0.**
- B) A motion was made by Commissioner Alfano and seconded by Commissioner Rego appointing Fausto Anguilla as legal counsel for the Warren Housing Authority and allowing for the Law Office of William Conley to continue working on any matter related to the previous administration. Some discussion was had regarding the two (2) applications for the position. A roll call vote was taken, the motion passed 3-2 with Commissioners Alfano, Rego, and Cotta voting in the affirmative and Commissioners Mansi and Ryan voting in the negative.**
- C) A motion was made by Commissioner Rego and seconded by Commissioner Cotta to table the swipe key matter until an expert was available to appear at the meeting. The motion passed unanimously, 5-0.**
- D) A motion was made by Commissioner Rego and seconded by Commissioner Alfano to table the matter until the Warren Fire Chief had the opportunity to inspect the possibility and options of generators being installed throughout the Housing Authority. The motion passed unanimously, 5-0.**
- E) Report by the Interim Executive Director explained that the lease contained a provision which prohibited out of state vehicle**

registrations parking on site.

- F) A motion was made by Commissioner Rego and seconded by Commissioner Mansi to have the Warren Fire Chief review the possibility of installing stair lifts along the stairs pursuant to fire code and HUD regulations. The motion passed unanimously, 5-0.
- G) A motion was made by Commissioner Rego and Seconded by Commissioner Alfano to table this matter until after the Executive Session. The motion passed unanimously, 5-0.

#### **V. Bills and Communications**

- A discussion was had regarding the purchase policy requirements and RFPs.
- A) A motion was made by Commissioner Rego and Seconded by Commissioner Mansi to accept and approve the September 2015 Expenditures. The motion passed unanimously, 5-0.
- B) A motion was made by Commissioner Rego and Seconded by Commissioner Mansi to accept and approve payments for current bills as set forth by the Interim Executive Director. The motion passed unanimously, 5-0.

#### **VI. Report of the Secretary**

- A) A motion was made by Commissioner Rego and Seconded by Commissioner Cotta to accept the report of the Interim Executive Director regarding the Environmental Study. A roll call vote was taken and the motion passed 4-0 with Commissioner Ryan abstaining.
- A motion was made by Commissioner Rego and Seconded by Commissioner Ryan to accept the report of the Interim Executive Director. A roll call vote was taken and the motion passed

**unanimously, 5-0.**

## **VII. Maintenance Report**

- **Jeff Dallaire provided the Commission with an oral report regarding the status of maintenance of the WHA including a discussion regarding equipment, preparation for the winter, ongoing work, and future issues to be considered.**

## **VIII. Unfinished Business- (none)**

## **IX. Commissioner Comments**

- **A discussion was had regarding illegal parking, signage and towing. The apparent consensus indicated the Interim Executive Director would investigate the possibility of no parking signs and subsequent towing if the problem did not abate.**

## **X. Public Comment**

- **Comments from the audience raised concerns regarding the P.A. System, bathtubs versus standing showers, and a potential investment in a tractor.**

## **XI. Executive Session**

- **A motion was made by Commissioner Mansi and seconded by Commissioner Rego to go into executive session pursuant to RIGL 42-46-5(a)(1) Interim Executive Director Performance; RIGL 42-46-5(a)(2) Litigation re: union employee arbitration; RIGL 42-46-5(a)(2) Litigation, Claim for Wrongful Termination; RIGL 42-46-5(a)(4) Investigative Proceeding regarding allegations of misconduct; and RIGL 42-46-5(a)(5) discussion related to publicly held property. A roll call vote was taken and the motion passed unanimously, 5-0.**

## **XII. Return to Open Session**

- A motion was made by Commissioner Rego and Seconded by Commissioner Alfano to Return to Open Session. It was announced that two (2) votes were taken in Executive Session and that Commissioner Ryan left the meeting during executive session and Commissioner Mansi left the meeting at the end of said Executive Session. A roll call vote was taken and the motion passed 3-0 with Commissioners Mansi and Ryan being absent.
- A motion was made by Commissioner Rego and Seconded by Commissioner Cotta to seal the Executive Session minutes. A roll call vote was taken and the motion passed 3-0 with Commissioners Mansi and Ryan being absent.
- A motion was made by Commissioner Rego and Seconded by Commissioner Cotta to approve and seal all of the September 25, 2015 Executive Session minutes. A roll call vote was taken and the motion passed 3-0 with Commissioners Mansi and Ryan being absent.
- A motion was made by Commissioner Rego and Seconded by Commissioner Cotta pursuant to New Business Section G to approve a stipend of \$250 per week for the Interim Executive Director so long as Amy Galenelli performed the duties as Interim Executive Director. A roll call vote was taken and the motion passed 3-0 with Commissioners Mansi and Ryan being absent.

## **XIII. Adjournment**

- **A motion was made by Commissioner Rego and Seconded by Commissioner Alfano to adjourn the meeting at approximately 9:45pm. A roll call vote was taken and the motion passed 3-0 with Commissioners Mansi and Ryan being absent.**